



Appeal Decision

Site visit made on 11 September 2023

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th September 2023

Appeal Ref: APP/C5690/D/23/3322992

27 Whitefoot Terrace, Lewisham, Bromley BR1 5SH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Chireen Miller against the decision of the London Borough of Lewisham Council.
 - The application Ref DC/23/129866, 9 January 2023, was refused by notice dated 3 March 2023.
 - The development proposed is the construction of a two storey side extension and single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a two storey side extension and single storey rear extension at 27 Whitefoot Terrace, Lewisham, Bromley BR1 5SH, in accordance with the terms of the application DC/23/129866, dated 9 January 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL02-C, PL03-D and PL05-C.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The first floor window to the en suite bathroom in the rear elevation of the development hereby permitted shall at all times be glazed with obscured glass and no part of that window that is less than 1.7 metres above the floor shall be capable of being opened.

Preliminary Matters

2. As the description of development varies in documents submitted, I have used the description from the Council's decision notice, as this is a full and accurate description and is used by the appellant in their appeal statement.

Main Issues

3. The main issue is the effect on the character and appearance of the appeal dwelling and that of the local area, with reference to streetscape.

Reasons

4. The appeal dwelling is an end of terrace two storey house with a wrap-around garden. It is located at the junction of Whitefoot Terrace with Woodbank Road, with a front porch entrance on its Woodbank Road elevation. The local area is part of a large planned estate, formed of terraced houses similar to the appeal dwelling.
5. The appeal proposal appears to have been revised in response to the reasons for dismissal given in a previous appeal¹. The proposed side extension has been reduced in scale and is no longer proposed to be used as a residential annexe to the main dwelling, which, in the reasons for dismissal of the previous appeal was found to constitute a separate and sub-standard dwelling, rather than an annexe.
6. The proposed two storey side extension would be set well back from the Whitefoot Terrace elevation of the appeal dwelling and would align with the rear elevation. A new entrance to the appeal dwelling would be created on the Whitefoot Terrace elevation. The roof of the proposed side extension would have a hipped roof form, reflecting that of the existing dwelling and would be set well down from the existing roof ridge.
7. The proposed scale of the side extension, the extent of setting in from the existing Whitefoot Terrace elevation and setting down from the existing roof ridge would result in this part of the proposal appearing as subservient to the appeal dwelling.
8. The proposed flat roofed single storey rear extension is also limited in bulk and scale. Therefore, when considered in combination with the proposed side extension, the proposed development as a whole would not appear as dominating in views of the appeal dwelling from either Whitefoot Terrace or Woodbank Road. Rather, the proposal would appear as subordinate and complimentary to the appeal dwelling.
9. The proposed side extension would appear to step the appeal dwelling sideways towards Woodbank Road and take up approximately half of the side garden space. The proposed side extension would, however, appear to align with the established building line of the terraced houses on that street and a significant amount of the side garden space would remain. The proposal, would not, therefore, impact on the openness of the corner location to the extent that it would appear as incongruous and dominating and would reflect the established local streetscape.
10. For these reasons the proposal would not result in any significant harm to the character and appearance of the appeal dwelling or that of the local area. As such it is in accordance with policy 15 of the Lewisham Core Strategy (2021) policies DM30, DM31 of the Lewisham Development Management Local Plan (2014), policy D3 of the London Plan (2021) and paragraph 130 of the

¹ Appeal Reference: APP/C5690/D/23/3316051

National Planning Policy Framework (2023). These collectively seek to ensure that development is of a high standard of design and that extensions respect and/or complement the original building and sympathetic to local character.

Conditions

11. Along with the standard condition for the time limit on implantation of the development, in the interests of design quality I have included conditions requiring compliance with approved plans and materials that match those of the existing building. In the interests of privacy, I have also included a condition requiring obscured glazing.

Conclusion

12. The appeal is allowed.

Victor Callister

INSPECTOR